Karen Johnson Davidson County
Batch# 618232 DEEDWARR
04/19/2021 01:32:27 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20210419-0052100

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

Amanda Brewer
Affiant

Sworn to and subscribed before me this 15th day of April, 2021.

Notary Public
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ryan T. Musille and Carolyn A Cooley Musille	8479 Beautiful Valley Dr	Owner	
8479 Beautiful Valley Dr			**126-15-0A-342.00-CO**
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Robert Best and Chelsea Best, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Ryan T. Musille and Carolyn Anne Cooley Musille, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat Boone Trace, Section 8, Phase 2 of record in Instrument No. 20040806-0094780, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Best and Chelsea Best, husband and wife by Warranty deed from Toby K. Lane, an unmarried man and Laurel E. Lane, an unmarried woman of record in Instrument No. 20180309-0022308 Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 09, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat at Instrument No. 20031210-0177241 and Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, amended in Book 9342, page 312, Book 9665, Page 420,Book 9735, Page 931, Book 10032, page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20001126-0008529, Instrument No. 20001211-0121618, Instrument No. 20011003-0107279, Instrument No. 20010717-0075902, Instrument No. 20011119-0126832, Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Boone Trace at Biltmore HOA of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument Number 20011119-0126831 in the Register's Office for Davidson County, Tennessee.
Easement to Viacom Cable of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
Overhead Line easement of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee.
PUD Boundary Plat of record in Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Inst # 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, instrument No. 20040204-0013636, Instrument No. 20071116-0134577, Instrument No. 20071116-0134580, Instrument No. 20071116-0134581, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of April, 2021.

Robert Best

Chelsea Best

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Robert Best and Chelsea Best, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires